

OFFERING MEMORANDUM



DOLLAR GENERAL
MADISON, NORTH CAROLINA

S **SCHUCHERT**
RETAIL GROUP

In Association with Wayne Troxler
A Licensed North Carolina Broker #110069



SCHUCHERT
RETAIL GROUP



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WAYNE TROXLER

Guilford Realty Group, Inc.

NC Lic #110069





INVESTMENT SUMMARY



LIST PRICE
\$1,321,863



PROPERTY ADDRESS
**2951 US HWY. 220
MADISON, NC 27025**



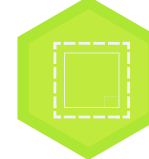
CAP RATE
7.35%



ANNUAL RENT
\$97,157.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
8.22 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
5.5 YEARS



LEASE EXPIRATION
10/31/2031



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
37 SPACES



YEAR BUILT
2016



PARCEL NUMBER
7923-01-19-5710-00



TRAFFIC COUNTS
26,133 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 5.5 Years of Guaranteed Lease Term Remaining (Lease Exp: 10/31/2031)
- 2016 Build to Suit Construction
- 9,100 SF Building on 8.22 Acre Parcel
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

LOCATION:

- 4-Lane Highway | Traffic Counts of 26,133 Vehicles Per Day

UPGRADED CONSTRUCTION:

- Brick Facade on Front of Building

PROXIMITY FROM PROPERTY:

- Greensboro, NC | 21 Miles
- Winston-Salem, NC | 26 Miles
- Durham, NC | 76 Miles
- Raleigh, NC | 98 Miles
- Charlotte, NC | 111 Miles
- Fayetteville, NC | 122 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 557 Residents
- 1-Mile Annual Population Growth: 1.46%
- 1-Mile Average Household Income: \$153,643
- 3-Mile Population: 4,500 Residents
- 3-Mile Annual Population Growth: 1.52%
- 3-Mile Average Household Income: \$109,827
- 5-Mile Population: 12,407 Residents
- 5-Mile Annual Population Growth: 1.42%
- 5-Mile Average Household Income: \$96,087
- 7-Mile Population: 25,075 Residents
- 7-Mile Annual Population Growth: 1.49%
- 7-Mile Average Household Income: \$92,506

TENANT:

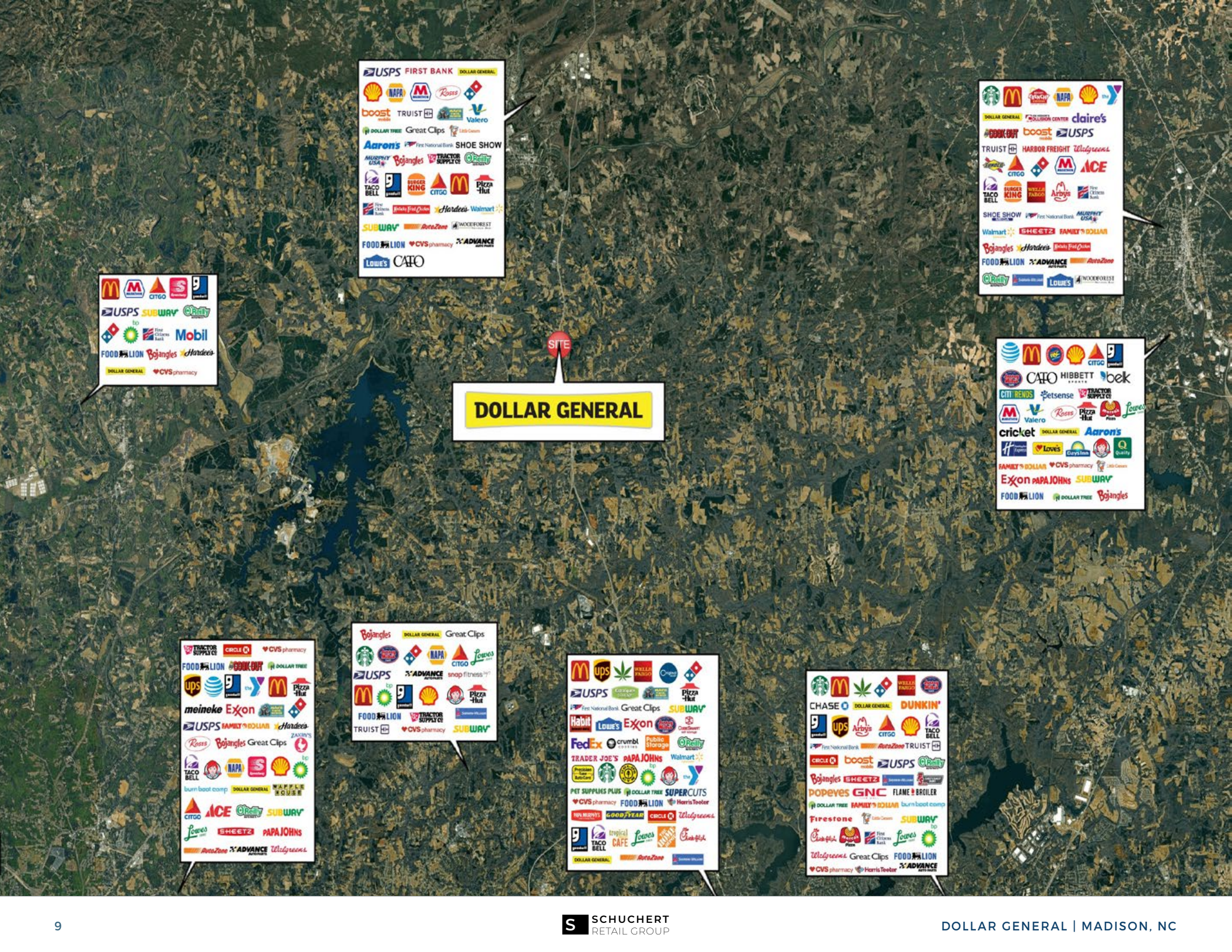
- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #112 on the Fortune 500 List (2024)
- 20,893 Stores in 48 States











DOLLAR GENERAL

USPS FIRST BANK DOLLAR GENERAL

Shell NAPA M Roses

boost TRUIST Valero

DOLLAR TREE Great Clips Little Green

Aaron's First National Bank SHOE SHOW

MURPHY USA Bojangles TRACTOR SUPPLY CO O'Reilly

TACO BELL Burger King CITGO McDonald's Pizza Hut

First Citizens Bank Family First Quikrete Home Depot

Walmart

SUBWAY AutoZone WOODFORDIST

FOOD LION CVS pharmacy ADVANCE

LOWES CATO

Starbucks McDonald's NAPA Shell

DOLLAR GENERAL COLLISION CENTER daire's

BOOK-BUT boost USPS

TRUIST HARBOR FREIGHT Walgreens

CITGO M ACE

TACO BELL Burger King WELLS FARGO Arden

SHOE SHOW First National Bank MURPHY USA

Walmart SHEETZ FAMILY DOLLAR

Bojangles Home Depot Family First Quikrete

FOOD LION ADVANCE AutoZone

O'Reilly Lowe's WOODFORDIST

AT&T McDonald's NAPA CITGO

CAFO HIBBETT bek

CITI REWARDS Petsense TRACTOR SUPPLY CO

M Valero Roses Pizza Hut

cricket DOLLAR GENERAL Aaron's

Family Dollar CVS pharmacy

FAMILY DOLLAR CVS pharmacy

Exxon PAPAJOHNS SUBWAY

FOOD LION DOLLAR TREE Bojangles

McDonald's CITGO

USPS SUBWAY O'Reilly

to First National Bank Mobil

FOOD LION Bojangles Home Depot

DOLLAR GENERAL CVS pharmacy

TRACTOR SUPPLY CO CIRCLE K CVS pharmacy

FOOD LION BOOK-BUT DOLLAR TREE

ups

meineke Exxon

USPS FAMILY DOLLAR Home Depot

Roses Bojangles Great Clips

TACO BELL NAPA S Shell

burn boat comp DOLLAR GENERAL WELLS FARGO

CITGO ACE O'Reilly SUBWAY

Lowes SHEETZ PAPAJOHNS

AutoZone ADVANCE Walgreens

Bojangles DOLLAR GENERAL Great Clips

Starbucks UPS NAPA CITGO Lowes

USPS ADVANCE snop fitness

McDonald's

FOOD LION TRACTOR SUPPLY CO

TRUIST CVS pharmacy SUBWAY

McDonald's ups WELLS FARGO

USPS Great Clips SUBWAY

Habitat Lowes Exxon

FedEx crumbl Public Storage O'Reilly

TRADER JOE'S PAPAJOHNS Walmart

PET SUPPLIES PLUS DOLLAR TREE SUPERCUTS

CVS pharmacy FOOD LION Harris Teeter

WELLS FARGO GOOD YEAR CIRCLE K Walgreens

TACO BELL tropical Lowes

DOLLAR GENERAL AutoZone

Starbucks McDonald's WELLS FARGO

CHASE DOLLAR GENERAL DUNKIN'

ups Arden CITGO TACO BELL

First National Bank AutoZone TRUIST

CIRCLE K boost USPS O'Reilly

Bojangles SHEETZ

DOPEYES GNC FLAME & BROILER

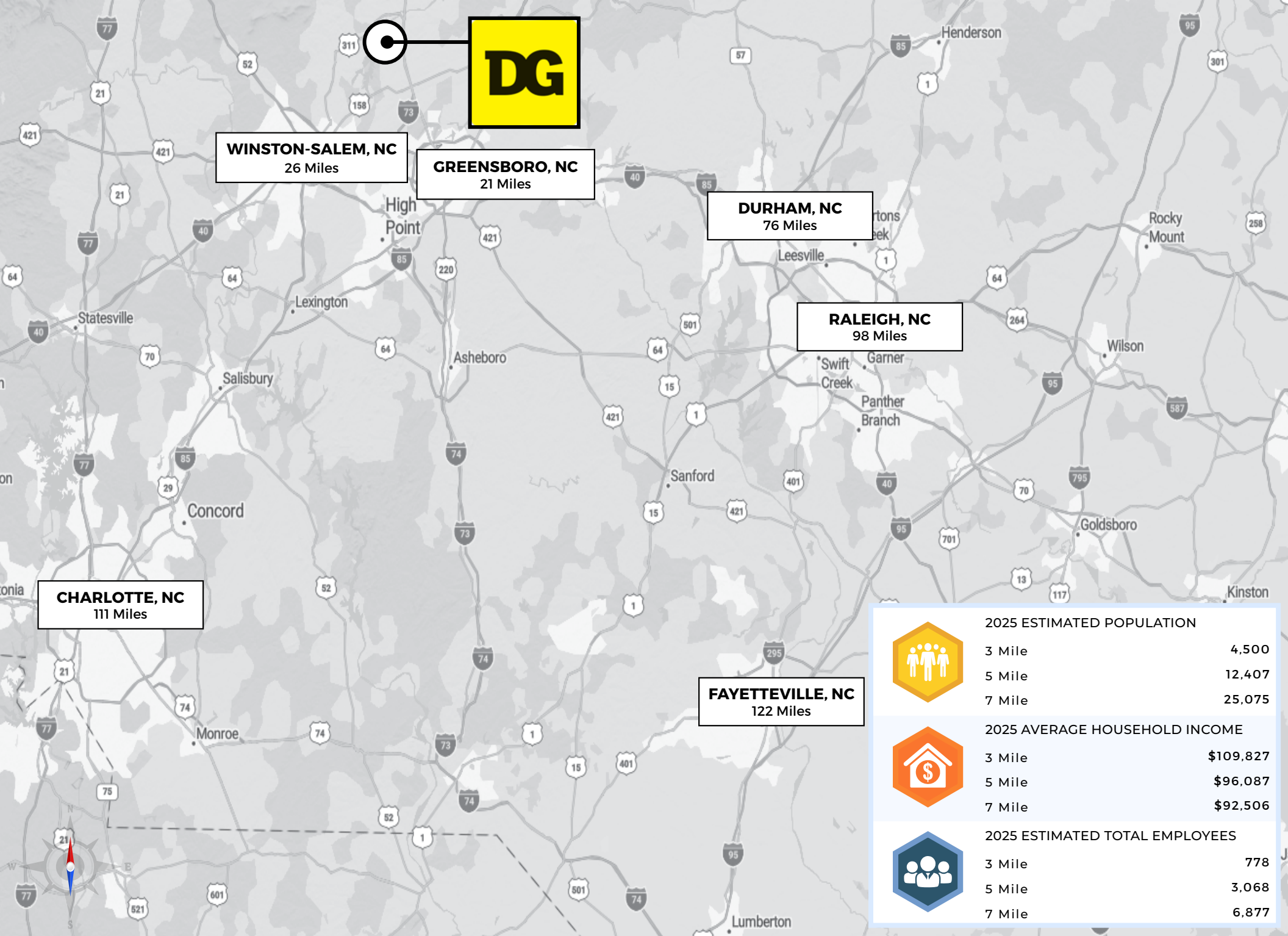
DOLLAR TREE FAMILY DOLLAR burn boat comp

Firestone FAMILY DOLLAR SUBWAY

Chapel Hill CVS pharmacy Lowes

Walgreens Great Clips FOOD LION

CVS pharmacy Harris Teeter ADVANCE



AREA OVERVIEW



MADISON, NORTH CAROLINA

Madison is a town located in Rockingham County, North Carolina. Madison is part of the Greensboro-High Point Metropolitan Statistical Area of the Piedmont Triad metro region. The Piedmont Triad (or simply the Triad) is a metropolitan region in the north-central part of the U.S. state of North Carolina anchored by three cities: Greensboro, Winston-Salem, and High Point. This close group of cities lies in the Piedmont geographical region of the United States and forms the basis of the Greensboro-Winston-Salem-High Point, NC Combined Statistical Area (CSA). As of 2021, the Piedmont Triad has an estimated population of 1,768,836 making it the 30th largest combined statistical area in the United States.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Population	557	4,500	12,407	25,075
2030 Projected Population	598	4,842	13,290	26,946
2020 Census Population	512	4,117	11,635	23,583
Annual Growth Rate: 2025 to 2030	1.46%	1.52%	1.42%	1.49%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Households	222	1,808	5,158	10,435
2030 Projected Households	238	1,940	5,505	11,187
2020 Census Households	211	1,671	4,842	9,787
Annual Growth Rate: 2025 to 2030	1.43%	1.46%	1.34%	1.44%
Average Household Size	2.46	2.46	2.38	2.37



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$153,643	\$109,827	\$96,087	\$92,506
2025 Median Household Income	\$77,813	\$61,951	\$63,658	\$67,698
2025 Per Capita Income	\$61,375	\$44,199	\$40,014	\$38,570



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	222	1,808	5,158	10,435
2025 Owner-Occupied Units	182	1,492	4,024	7,976
2025 Renter Occupied Housing Units	40	316	1,133	2,459



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	37	103	46	785
2025 Employees	362	778	3,068	6,877

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$33.09 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,893



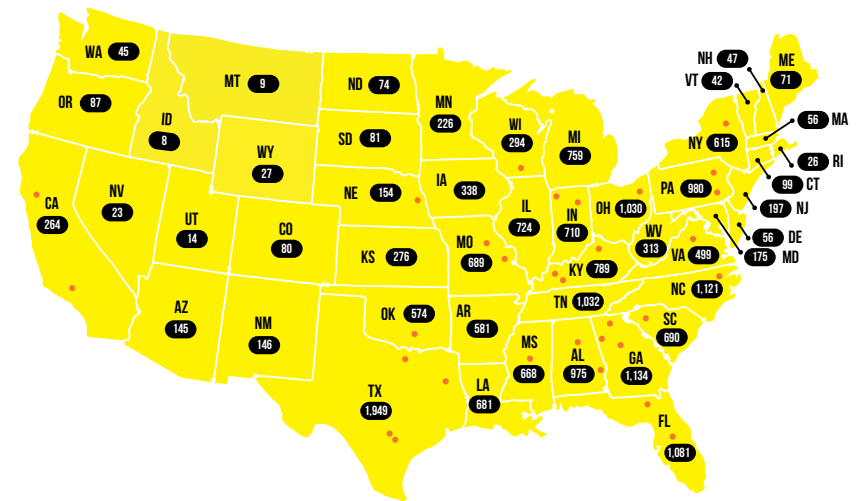
NO. EMPLOYEES
194,200

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the company's 20,893 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

20,893 STORES | IN 48 STATES | AS OF 01/30/2026

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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